

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	18			
Program Progress:							
% of Funds Committed	100.00 %	95.86 %	1	96.48 %	100	100	
% of Funds Disbursed	76.73 %	89.24 %	17	89.00 %	8	6	
Leveraging Ratio for Rental Activities	0	3.88	17	4.81	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	0.00 %	91.25 %	18	83.25 %	100	0	
% of Completed CHDO Disbursements to All CHDO Reservations***	0.00 %	79.49 %	18	70.99 %	0	0	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	0.00 %	82.93 %	18	81.75 %	0	0	
% of 0-30% AMI Renters to All Renters***	0.00 %	46.73 %	17	45.84 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	0.00 %	98.84 %	18	96.12 %	0	0	
Overall Ranking:			In State:	18 / 18	Nationally:	1 2	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$0	\$20,090		\$27,889	0 Units	0.00 %	
Homebuyer Unit	\$25,906	\$20,396		\$15,632	25 Units	100.00 %	
Homeowner-Rehab Unit	\$0	\$21,348		\$21,037	0 Units	0.00 %	
TBRA Unit	\$0	\$4,334		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winchester Consortium VA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$0	\$156,737	\$0
State:*	\$83,293	\$109,008	\$30,787
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 5.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	0.0	76.0	0.0	0.0
Black/African American:	0.0	16.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	4.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	20.0	0.0	0.0
2 Persons:	0.0	36.0	0.0	0.0
3 Persons:	0.0	28.0	0.0	0.0
4 Persons:	0.0	4.0	0.0	0.0
5 Persons:	0.0	8.0	0.0	0.0
6 Persons:	0.0	4.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	12.0	0.0	0.0
Elderly:	0.0	16.0	0.0	0.0
Related/Single Parent:	0.0	44.0	0.0	0.0
Related/Two Parent:	0.0	20.0	0.0	0.0
Other:	0.0	8.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winchester Consortium

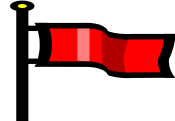
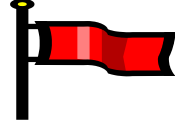
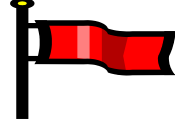
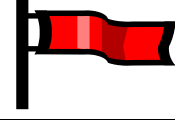
State: VA

Group Rank: 1
(Percentile)

State Rank: 18 / 18 PJs

Overall Rank: 2
(Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	0	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	0	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	0	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.46	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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